

**FINDINGS - EXHIBIT A
CICCHITELLI PARCEL MAP (SUB2012-00031/CO12-0080)**

Environmental Determination

- A. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Single Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and residential accessory uses allowed in the Residential Single Family land use category.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a single family residence and accessory uses allowed in the Residential Single Family land use category.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project site is in an urbanized area that is not in close proximity to significant fish or wildlife habitats.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

Road Exceptions

- K. That there are special circumstances or conditions affecting the property being subdivided because the project site is located at the end of Grell Lane which is currently a private easement serving more than five parcels. Granting of an exception will allow for A-1 improvements instead of the normally required A-2 standards and will require a fire department turnaround be constructed. This exception will allow for road improvements consistent with existing development patterns along Grell Lane.
- L. That the granting of the adjustment will not be detrimental to the traffic circulation system, the public utility and storm drainage systems, or vehicular or pedestrian safety because the parcel being subdivided is located on a private easement that is currently serving more than five parcels. Grell Lane is not a through road currently and will not be a through road with development of this project.
- M. That the granting of the adjustment will not result in any unreasonable costs in the maintenance of the improvement by the entity charged with such maintenance responsibility because the applicant will be required to provide a fire department turnaround (if additional improvements are required above the turnaround that currently exists).
- N. That the granting of the adjustment will not be detrimental to, nor degrade, any portion of the improvement work involved in the subdivision because the adjustment requires any additional improvements to the existing fire turnaround to be built or bonded for prior to recordation of the final map.